

MEMORANDUM  
MONROE COUNTY PLANNING DEPARTMENT  
*We strive to be friendly, professional and fair*

**To:** Monroe County Planning Commission

**From:** Tiffany Stankiewicz, Sr. Planning Tech.

**Thru:** Aref Joulani, Planning Director

**RE:** Residential Dwelling Unit Evaluation Report for Quarter 1, Year 15  
for the Big Pine Key & No Name Key Subarea

**Date:** October 24, 2006



---

**Meeting Date:** October 25, 2006

1 This report has been prepared pursuant to Section 9.5-122.2 the Land Development  
2 Regulations (LDRs). The proposed residential dwelling unit pre-allocation rankings  
3 attached to this report is for the first quarter of year fifteen which covers the period July  
4 14, 2006 through October 13, 2006 as defined by the Rate of Growth Ordinance (ROGO)  
5

6 **1) BACKGROUND INFORMATION:**  
7

- 8 1) On June 23, 1992, the Monroe County Board of Commissioners adopted  
9 Ordinance #016-92, thereby implementing the Residential Dwelling Unit  
10 Allocation System. The ordinance became effective on July 13, 1992 and has  
11 been amended from time to time.  
12
- 13 2) In 1998, the Florida Department of Transportation, Monroe County, the Florida  
14 Department of Community Affairs, the U.S. Fish and Wildlife Service and the  
15 Florida Fish and Wildlife Conservation Commission signed a Memorandum of  
16 Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and  
17 other protected species in the project area.  
18
- 19 3) The Livable Communikeys Program (LCP), Master Plan for Future Development  
20 of Big Pine Key and No Name Key was adopted on August 18, 2004 under  
21 ordinance 029-2004. The LCP envisioned the issuance of 200 residential  
22 dwelling units over 20 year horizon at a rate of roughly 10 per year. A minimum  
23 of twenty percent of the 10 units are to be set aside for affordable housing  
24 development.  
25
- 26 4) On September 22, 2005 the Monroe County Board of Commissioners adopted  
27 Ordinance #025-2005 which revised the ROGO and NROGO to utilize the Tier  
28 overlay as the basis for the competitive point system to implement goal 105 of the  
29 2010 Comprehensive Plan. The ordinance became effective on February 5, 2006.

- 5) On June 9, 2006, the Federal Fish and Wildlife Permit was issued to 1) Monroe County, Growth Management Division, 2) Florida Department of Transportation, and 3) Florida Department of Community Affairs for Threatened and endangered Species Incidental Take since the permittees have defined the geographic area covered by their HCP.
- 6) Based on the revised 2010 Comprehensive Plan and the adopted Maps as part of the Master Plan for Big Pine Key and No Name Key are now evaluated as their own subarea.
- 7) The Division of Growth Management investigated the number of allocations that would have been available for Big Pine Key and No Name Key from 1998 to October 13, 2006. The following is a table of the number of allocations available from 1998 to present based on the annual Dwelling Unit Allocation year pursuant to the Master Plan.

Period	Market Rate	Affordable Housing
Jan. 14, 1998-July 13, 1998	4	1
July 14, 1998-July 14, 1999	8	2
1999-2000	8	2
2000-2001	8	2
2001-2002	8	2
2002-2003	8	2
2003-2004	8	2
2004-2005	8	2
2005-2006	8	2
July 14, 2006-Oct. 13, 2006	2	2
Total number of allocations that would have been available from Jan. 14, 1998 to Oct. 13, 2006	70	19

- 8) The Growth Management Division investigated the number of permits issued and pending permits to be issued from 1998 to present on Big Pine Key and No Name Key. There have been 42 market rate permits and 3 affordable housing permits issued since January 1998 to present. 11 market rate and 1 affordable housing unit(s) are pending. Leaving a total of 53 market rate and 4 affordable housing units are to be deducted from the number of allocations.
- 9) If the HCP permitting process had not taken approximately 8 years to complete then 70 Market Rate and 19 Affordable Housing Allocation would have been available. Therefore, the following allocations are available for Big Pine/No Name Key 1<sup>st</sup> Quarter of Year 15.

	<b>Market Rate</b>	<b>Affordable Housing</b>
Total number of allocations that would have been available from Jan. 14, 1998 to Oct. 13, 2006	70	19
<b>Less</b> permitted & pending permit issuance	53	4
Total allocations available as of Oct. 13, 2006	<b>17</b>	<b>15</b>

Therefore, based on the table above the Growth Management Division has 17 Market Rate and 15 Affordable Housing Allocations available for the first quarter of year 15 for the Big Pine Key and No Name Key area.

10) Applications reviewed in this quarter:

	<i>Market Rate</i>	<i>Affordable Housing</i>
*Big Pine/No Name Key	56	0

\* 51 applications are rollovers or reapplications from previous quarters.

**II) ALLOCATION AWARDS AVAILABLE IN THE FOLLOWING QUARTERS:**

Pursuant to F.A.C. Rule 28-20.110 Comprehensive Plan, approved the Rate of Growth Ordinance shall not exceed a total annual unit cap of 197.

Section 9.5-122.1(b)(2) allows any unused portion of affordable housing allocations to be retained and rolled over into the next ROGO year. Action item 3.2.4 in the LCP allows for affordable housing units to be accumulated and issued in any allocation period.

Area	Total Year Allotment	Quarter 1 Allotment	Quarter 2 Allotment	Quarter 3 Allotment	Quarter 4 Allotment
<b>Market Rate</b>					
Lower	50	13	13	12	12
Big Pine/No Name	23	17	2	2	2
Middle	7	2	2	2	1
Upper	46	12	12	11	11
<b>Total Market Rate</b>	126	44	29	27	27
<b>*Total Affordable</b>					
Big Pine/No Name	15				
Lower, Middle, Upper Keys	41				

\* Pursuant to Monroe County Code Section 9.5-122(e)(2)(b)(ii)(2) affordable housing residential ROGO for all four ROGO quarters shall be made available at the beginning of the first quarter for a ROGO year.

1  
2 **III) EVALUATION AND RANKING:**  
3

4 The evaluation of the allocation applications was performed by the Environmental  
5 Resources and Planning Departments. Positive and negative points were granted in  
6 compliance with the Monroe County Comprehensive Plan Objective 101.5.

7 Based on the total points scored, each allocation was ranked by sub-area. If applications  
8 received identical scores, they were ranked by date and time.  
9

10 **IV) RECOMMENDATIONS:**  
11

12 **Affordable Housing Allocations:**  
13

14 There are two affordable housing allocation categories: 1) very low, low, & median  
15 income and 2) moderate income.  
16

17 There were a zero (0) affordable housing applications submitted this quarter in the very  
18 low, low & median income, and seven point five (7.5) affordable housing allocation  
19 awards available.  
20

21 There were a total of zero (0) affordable housing applications submitted this quarter in  
22 the moderate income category and seven point five (7.5) affordable housing allocation  
23 awards available.

24 **Market Rate Allocations:**  
25

26 The number of applications in the Big Pine Key & No Name Key sub-area was greater  
27 than the quarterly allocation awards available. Per Section 9.5-122.2(5)(b) of the LDRs,  
28 the rankings that indicate which applications received sufficient points receive an  
29 allocation award, once a cesspit credit becomes available. An additional page is attached  
30 which identifies the location of each proposed allocation by island and subdivision.

31 The Market Rate applications that are within the quarterly pre-allocations are as follows:

32 **Big Pine Key & No Name Key:** Applicants ranked 1 through 17.

33 **V) CESSPIT REPLACEMENT PROGRAM:**

34 The State of Florida, in conjunction with Monroe County, has instituted a cesspit  
35 identification/elimination program. Applicants who receive a ranking sufficient to obtain  
36 an allocation award this quarter must receive a cesspit replacement voucher from the  
37 Monroe County Health Department before they will receive a ROGO allocation award.

38 Currently there are no applicants waiting for a cesspit credit.  
39

40 cc: Joe Paskalik, Building Official

41 Ralph Goulby, County Biologist  
42  
43

RESIDENTIAL DWELLING UNIT PRE-ALLOCATION RANKING,  
AS APPROVED BY THE PLANNING COMMISSION  
Big Pine Key and No Name Key - YEAR 15. QUARTER 1 (JULY 14, 2006 TO OCTOBER 13, 2006)

Date and Time of Application										Located on Marsh Key Lot Agg Pts. Land Payment AFH/ Central Flood First Each No Name Rabbit/ Deer Tier 2 or 3 Ded. to Emp Waste Zone V Four Add. Acq. Fund up to 2 6 4 -4 Years Years Total													
Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	-10	-10	-10	3	2	Acq. Fund up to 2	6	4	-4	1	2	Total
MARKET RATE DWELLING UNITS																							
1	*	02-1-5130	Roberts, Robert	14-Apr-03	10:45 AM	Big Pine	Pine Channel Estates	14	5	00248960.000000	3	20	0	0	0	0	0	0	0	0	3	0	23
2	*	03-1-2339	Pastor, John	2-Jul-03	8:55 AM	Big Pine	Hollerich	23	N/A	00285290.000000	3	20	0	0	0	0	0	0	0	0	3	0	23
3	*	03-1-3814	Duszka, Krzysztof	10-Sep-03	9:30 AM	Big Pine	Cahill Pines & Palms	2	9	00245720.000000	3	20	0	0	0	0	0	0	0	0	3	0	23
4	*@	05-1-6290	Giordano-Lavan, At	13-Jan-06	11:35 AM	Big Pine	Cahill Pines & Palms	5 & 6	10	00245860.000000	3	20	0	0	0	3	0	0	0	0	-	0	23
5	*	03-1-4466	Alvarenga, Roberto	1-Dec-03	3:30 PM	Big Pine	Pine Channel Estates	33	5	00249150.000000	3	20	0	0	0	0	0	0	0	0	2	0	22
6	*	04-1-0750	Pastor, John	6-May-04	2:50 PM	Big Pine	Hollerich	24	N/A	00285300.000000	3	20	0	0	0	0	0	0	0	0	2	0	22
7	*	04-1-1652	Ryan, John	3-Jun-04	10:25 AM	Big Pine	Pine Channel Estates Sec. 2	16	5	00248980.000000	3	20	0	0	0	0	0	0	0	0	2	0	22
8	*	04-1-2831	Nixon, Jay	13-Jul-04	12:45 PM	Big Pine	Pine Channel Estates	7	4	00248460.000000	3	20	0	0	0	0	0	0	0	0	2	0	22
9	*	04-1-4077	Martinez, Alexa	15-Oct-04	1:15 PM	Big Pine	Pine Channel Estates Sec. 2	31	5	00249130.000000	3	20	0	0	0	0	0	0	0	0	1	0	21
10	*	04-1-4936	Tsventanov, Christc	16-Nov-04	11:20 AM	Big Pine	Pine Channel Estates Sec. 1	10	2	00247780.000000	3	20	0	0	0	0	0	0	0	0	1	0	21
11	*	05-1-1386	Becker, Jon	23-May-05	3:55 PM	Big Pine	Pine Channel Estates Sec. 2	37	3	00248390.000000	3	20	0	0	0	0	0	0	0	0	1	0	21
12	*	05-1-1709	Engelhardt, John	26-Jul-05	3:10 PM	Big Pine	Pine Channel Estates Sec. 2	31	4	00248700.000000	3	20	0	0	0	0	0	0	0	0	1	0	21
13	*	05-1-2876	Kelly, Joseph	11-Aug-05	1:20 PM	Big Pine	Pine Channel Estates Sec. 2	9	6	00249380.000000	3	20	0	0	0	0	0	0	0	0	1	0	21
14	*	05-1-3466	Becker, Jon	2-Sep-05	12:00 PM	Big Pine	Pine Channel Estates Sec. 2	30	3	00248320.000000	3	20	0	0	0	0	0	0	0	0	1	0	21
15	*	05-1-3866	Becker, Jon	9-Sep-05	10:25 AM	Big Pine	Pine Channel Estates Sec. 2	29	3	00248310.000000	3	20	0	0	0	0	0	0	0	0	1	0	21
16	*@	97-1-1893	Collins, Tom	13-Apr-98	10:28 AM	Big Pine	Doctors Arm	1	N/A	00312571.000200	2	10	0	0	0	2	0	0	0	-4	4	8	20
17	*	05-1-4382	Madruaga, Jose	6-Dec-05	9:45 AM	Big Pine	Pine Channel Estates Sec. 2	27	3	00248290.000000	3	20	0	0	0	0	0	0	0	0	0	0	20
18		05-1-4608	Sanchez, Ofelia	22-Dec-05	10:00 AM	Big Pine	Pine Channel Estates Sec. 1	25	2	00247930.000000	3	20	0	0	0	0	0	0	0	0	0	0	20
19		06-1-0466	Harrison, Jane	14-Mar-06	10:55 AM	Big Pine	Cahill Pines & Palms	18	8	00245600.000000	3	20	0	0	0	0	0	0	0	0	0	0	20
20		05-1-6221	Webster, Matthew	15-Mar-06	4:00 PM	Big Pine	Cahill Pines & Palms	9	10	00245900.000000	3	20	0	0	0	0	0	0	0	0	0	0	20
21		99-1-3072	Cristello, Timothy	13-Apr-00	3:25 PM	Big Pine	Doctor's Arm	3	9	00109340.000300	2	10	0	0	0	0	0	0	0	0	4	4	18
22		02-1-0058	Hupp, Earl	4-Feb-02	12:00 PM	Big Pine	Dr. Arm 3rd Addition Section B	32	N/A	00312572.003300	2	10	0	0	0	0	0	0	0	0	4	0	14
23		04-1-0574	Montefusco, James	28-Apr-04	1:00 PM	Big Pine	Doctors Arm 3rd Add. Sec. B	33	N/A	00312572.003400	2	10	0	0	0	0	0	0	0	0	2	0	12
24		04-1-5552	Bernart, John	14-Mar-05	3:03 PM	Big Pine	Tropical Bay	30		00312880.000000	2	10	0	0	0	0	0	0	0	0	1	0	11
25		05-1-1327	Holroyd, James	21-Apr-05	3:10 PM	Big Pine	Tropical Bay 2nd Tract C	Pt. Gov't Lt 4	N/A	00109250.000000	2	10	0	0	0	0	0	0	0	0	1	0	11
26		05-1-1328	Bernart, John	14-Jun-05	3:00 PM	Big Pine			N/A	00313370.000000	2	10	0	0	0	0	0	0	0	0	0	1	0
27		05-1-3051	Pinder, Henry	8-Aug-05	3:15 PM	Big Pine	Tropical Bay Estates 3rd Add.	1	4	00313510.000000	2	10	0	0	0	0	0	0	0	0	1	0	11
28		05-1-2824	Perez, Orlando	9-Aug-05	1:40 PM	Big Pine	Tropical Bay Estates 3rd Add.	8	7	00313820.000000	2	10	0	0	0	0	0	0	0	0	1	0	11
29		05-1-2823	Barquin, Juan	9-Sep-05	3:15 PM	Big Pine	Tropical Bay 3rd Add.	8	5	00313620.000000	2	10	0	0	0	0	0	0	0	0	1	0	11
30		97-1-1361	Oliver, Don	15-Sep-97	12:16 PM	Big Pine	Port Pine Heights	5	74	00296820.000000	1	0	0	0	0	0	0	0	0	-4	4	10	10
31		05-1-5880	Buell, Guy	22-Dec-05	10:15 AM	Big Pine	Doctors Arm 3rd Add.	10	N/A	00312573.001100	2	10	0	0	0	0	0	0	0	0	0	0	10
32		05-1-5315	Security First Stora	23-Feb-06	2:30 PM	Big Pine	Tropical Bay 3rd Add.	5	7	00313790.000000	2	10	0	0	0	0	0	0	0	0	0	0	10
33		06-1-0601	Szabo, Peter	28-Feb-06	9:40 AM	Big Pine	Doctors Arm 3rd Sec. A	30		00312571.003100	2	10	0	0	0	0	0	0	0	0	0	0	10
34		06-1-1218	Liu, Hung	25-Jul-06	2:39 PM	Big Pine	Doctors Arm 1st Add.	26	5	00311840.000000	2	10	0	0	0	0	0	0	0	0	0	0	10
35		06-1-1006	Leon, Enrnesto	6-Oct-06	2:30 PM	Big Pine	Doctors Arm 2nd Add.	19		00312470.000000	2	10	0	0	0	0	0	0	0	0	0	0	10
36		06-1-1002	Fernandez, Juan	6-Oct-06	2:31 PM	Big Pine	Doctors Arm 3rd Add.	19		00312571.002000	2	10	0	0	0	0	0	0	0	0	0	0	10
37		06-1-4544	Cabassa, Edward	13-Oct-06	9:00 AM	Big Pine	Eden Pines Colony	12	19	00269070.000000	2	10	0	0	0	0	0	0	0	0	0	0	10
38		05-1-1712	Steiskal, Richard	22-Jul-05	3:40 AM	Big Pine	Doctors Arm	23	N/A	00310720.000000	2	10	0	0	0	0	0	0	0	-4	1	0	7
39		06-1-0507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4		00312571.000500	2	10	0	0	0	0	0	0	0	-4	0	0	6
40		96-1-1472	Schleu, Vivienne	8-Jan-97	9:11 AM	No Name	Galleon Bay, Rev. Plat	13	N/A	00319494.001300	1	0	-10	0	0	0	0	0	0	0	4	10	4
41		96-1-1470	Schleu, Vivienne	8-Jan-97	9:13 AM	No Name	Galleon Bay, Rev. Plat	10	N/A	00319494.001000	1	0	-10	0	0	0	0	0	0	0	4	10	4
42		96-1-1469	Schleu, Vivienne	8-Jan-97	9:14 AM	No Name	Rev. Plat Galleon Bay	9	N/A	00319494.000900	1	0	-10	0	0	0	0	0	0	0	4	10	4
43		96-1-1464	Schleu, Vivienne	8-Jan-97	9:15 AM	No Name	Rev. Plat Galleon Bay	5	N/A	00319494.000500	1	0	-10	0	0	0	0	0	0	0	4	10	4
44		96-1-1463	Schleu, Vivienne	8-Jan-97	9:16 AM	No Name	Rev. Plat Galleon Bay	4	N/A	00319494.000400	1	0	-10	0	0	0	0	0	0	0	4	10	4
45		96-1-1473	Schleu, Vivienne	8-Jan-97	9:16 AM	No Name	Rev. Plat Galleon Bay	14	N/A	00319494.001400	1	0	-10	0	0	0	0	0	0	0	4	10	4
46		96-1-1462	Schleu, Vivienne	8-Jan-97	9:17 AM	No Name	Rev. Plat Galleon Bay	3	N/A	00319494.000300	1	0	-10	0	0	0	0	0	0	0	4	10	4
47		96-1-1461	Schleu, Vivienne	8-Jan-97	9:18 AM	No Name	Rev. Plat Galleon Bay	2	N/A	00319494.000200	1	0	-10	0	0	0	0	0	0	0	4	10	4
48		96-1-1460	Schleu, Vivienne	8-Jan-97	9:19 AM	No Name	Rev. Plat Galleon Bay	1	N/A	00319494.000100	1	0	-10	0	0	0	0	0	0	0	4	10	4

RESIDENTIAL DWELLING UNIT PRE-ALLOCATION RANKING,  
AS APPROVED BY THE PLANNING COMMISSION  
Big Pine Key and No Name Key - YEAR 15. QUARTER 1 (JULY 14, 2006 TO OCTOBER 13, 2006)

Date and Time of Application										Located on Marsh Key Lot Agg Pts. Land Payment AFH/ Central Flood First Each No Name Rabbit/ Deer Tier 2 or 3 Ded. to Emp Waste Zone V Four Add. Acq. Fund up to 2 6 4 -4 Years Years Tier Tier Pts -10 -10 -10 3 2 up to 2 6 4 -4 1 2 Total													
Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	-10	-10	-10	3	2	up to 2	6	4	-4	1	2	Total
49	96-1-1465	Schleu, Vivienne	8-Jan-97	9:20 AM	No Name	Rev. Plat Galleon Bay	6	N/A	00319494.000600	1	0	-10	0	0	0	0	0	0	0	0	4	10	4
50	96-1-1467	Schleu, Vivienne	8-Jan-97	9:21 AM	No Name	Rev. Plat Galleon Bay	7	N/A	00319494.000700	1	0	-10	0	0	0	0	0	0	0	0	4	10	4
51	96-1-1468	Schleu, Vivienne	8-Jan-97	9:22 AM	No Name	Rev. Plat Galleon Bay	8	N/A	00319494.000800	1	0	-10	0	0	0	0	0	0	0	0	4	10	4
52	96-1-1471	Schleu, Vivienne	8-Jan-97	9:24 AM	No Name	Galleon Bay, Rev. Plat	11	N/A	00319494.001100	1	0	-10	0	0	0	0	0	0	0	0	4	10	4
53	@ 03-1-2303	Rothdeutsch	23-Jun-03	10:10 AM	Big Pine	Port Pine Heights	6	4	00289710.000000	1	0	0	0	0	0	0	0	0	0	0	3	0	3
54	@ 05-1-3825	Stevenson, W.P.	23-Sep-05	11:15 AM	Big Pine	Port Pine Heights 2nd Add.	3 & 4	76	00296960.000000	1	0	0	0	0	3	0	0	0	0	-4	1	0	0
55	05-1-5438	Derovanesian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	0	0	0	0	0	0	0	0	0	0	0	0
56	05-1-4831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	0	0	0	0	0	0	0	0	0	0	0	0
* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to Growth Management Division Director approval. M Indicates a ranking that is subject to a Building Permit Restriction.																							

**RESIDENTIAL DWELLING UNIT PRE-ALLOCATION RANKING, AS APPROVED BY THE PLANNING COMMISSION  
AFFORDABLE HOUSING - BIG PINE KEY AND NO NAME KEY YEAR 15, QUARTER 1 (JULY 14, 2006 TO OCTOBER 13, 2006)**

Date and Time of Application										Located on No Name													Marsh Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts Tier 2 or 3	Land Ded.	Payment to Acq. Fund up to 2	AFH/ Emp	Central Waste water	Flood Zone V	First Four Years	Each Add. Years	Total
Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	-10	-10	-10	3	2		6	4	-4	1	2											
AFFORDABLE DWELLING UNITS Very Low, Low, Median Income																																	
No applicants under Very Low, Low, Median Income																																	
AFFORDABLE DWELLING UNITS No applicants under Very Low, Low, Median Income																																	
* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to Growth Management Division Director approval. M Indicates a ranking that is subject to a Building Permit Restriction.																																	

## **RESOLUTION #P44-06**

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE RESIDENTIAL DWELLING UNIT ALLOCATION ON BIG PINE AND NO NAME KEY SUBAREA BASED ON THE TIER CRITERIA FOR QUARTER BEGINNING JULY 14, 2006 AND ENDING OCTOBER 13, 2006, PURSUANT TO MONROE COUNTY COMPREHENSIVE PLAN OBJECTIVE 101.5.

---

**WHEREAS**, the Division Director of Growth Management submitted to the Planning Commission a Residential Dwelling Unit Allocation Evaluation Report, dated August 31, 2006, pursuant to the procedures outlined in Monroe County Code, Amended, Section 9.5-122.2; and

**WHEREAS**, the Monroe County Planning Commission during a regular public meeting held on October 25, 2006, conducted a public hearing to review, discuss, and make formal motions regarding the Dwelling Unit Allocation Ranking Report; and

**WHEREAS**, the Planning Commission was presented with the following evidence:

1. The memorandum entitled Residential Dwelling Unit Evaluation Report, Quarter 1 of Year 15, from Aref Joulani, Planning Director, to the Monroe County Planning Commission, dated August 31, 2006, and which report's findings of fact and conclusions of law this board adopts by reference, as its own; and
2. The sworn testimony by the Monroe County Growth Management Division staff; and comments of John Wolfe, Esquire; and

**WHEREAS**, the Planning Commission has made the following Findings of Fact:

1. Based upon the written testimony of Aref Joulani, Planning Director, the Planning Commission hereby approves the recommendation by the Director of Planning to grant Allocation Rankings in the Big Pine Key and No Name Key subarea for Market Rate Dwelling Units to applicants ranked one (1) through seventeen (17); and
2. Based upon the written testimony of Aref Joulani, Planning Director, the Planning Commission hereby approves the recommendation by the Director of Planning to grant zero (0) Allocation Rankings in the very low, low, & median income category for Affordable Housing Dwelling Units; and
3. Based upon the written testimony of Aref Joulani, Planning Director, the Planning Commission hereby approves the recommendation by the Director of Planning to grant



zero (0) Allocation Rankings in the moderate income category for Affordable Housing Dwelling Units; and

**NOW THEREFORE BE IT RESOLVED BY PLANNING COMMISSION OF MONROE COUNTY, FLORIDA**, that the preceding Findings of Fact and Conclusions of Law, support the decision to APPROVE the Residential Dwelling Unit Allocation Rankings as submitted by the Growth Management Division Director.

**PASSED AND ADOPTED** by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 25th day of October 2006.

	Lower Keys <u>subarea</u>	Middle Keys <u>subarea</u>	Upper Keys <u>subarea</u>
<i>Chairman Cameron</i>	<u>yes</u>	<u>yes</u>	<u>yes</u>
<i>Commissioner Windle</i>	<u>yes</u>	<u>yes</u>	<u>yes</u>
<i>Commissioner Popham</i>	<u>yes</u>	<u>yes</u>	<u>yes</u>
<i>Commissioner Wall</i>	<u>yes</u>	<u>yes</u>	<u>yes</u>
<i>Commissioner Cates Deal</i>	<u>yes</u>	<u>yes</u>	<u>yes</u>

Planning Commission of  
Monroe County, Florida

By \_\_\_\_\_  
James Cameron, Chairman

Signed this 25th day of October 2006